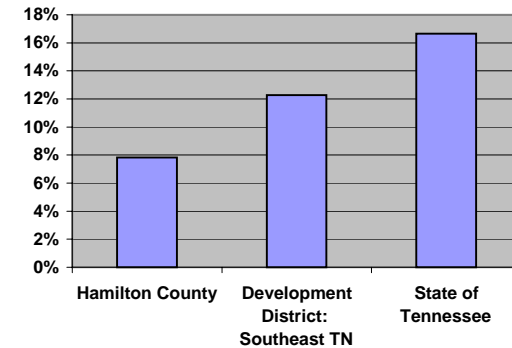


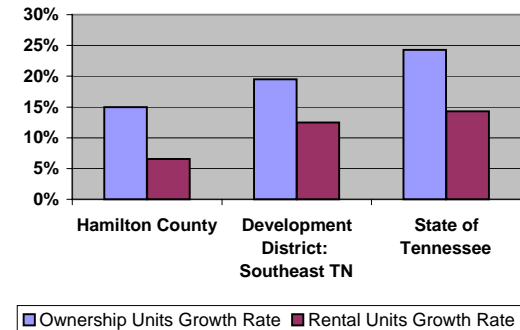
Population and Housing Market Profiles: Hamilton County

	Hamilton County	Development District: Southeast TN	State of Tennessee
POPULATION			
<i>Census 2000 Population</i>	307,896	566,257	5,689,283
<i>1990-2000 Population Growth Rate</i>	7.8%	12.3%	16.7%
MINORITY POPULATION			
African American population			
<i>Census 2000</i>	63,285	72,011	953,349
<i>1990-2000 Growth Rate</i>	16.2%	17.0%	22.5%
Asian & Pacific Islander population			
<i>Census 2000</i>	4,919	6,437	73,505
<i>1990-2000 Growth Rate</i>	98.4%	116.4%	130.9%
Hispanic population			
<i>Census 2000</i>	5,481	9,415	123,838
<i>1990-2000 Growth Rate</i>	181.7%	191.2%	278.2%
HOUSING UNITS & VACANCY			
Ownership Units			
<i>Census 2000</i>	82,014	158,135	1,561,363
<i>Ownership Units Growth Rate</i>	15.0%	19.5%	24.3%
<i>Owner Market Vacancy rates</i>	2.1	1.4 - 3.4	2.0
Rental Units			
<i>Census 2000</i>	42,430	67,739	671,542
<i>Rental Units Growth Rate</i>	6.6%	12.5%	14.3%
<i>Renter Market Vacancy rates</i>	8.6	7.8 - 11.5	8.8
AGE OF HOUSING STOCK			
<i>Percent of units built before 1960</i>	33.1%	27.8%	25.4%
<i>Percent of units built after 1990</i>	15.3%	20.0%	23.5%

1990-2000 Population Growth Rate

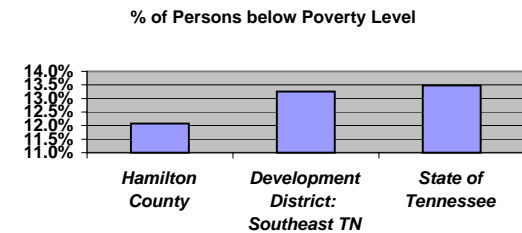
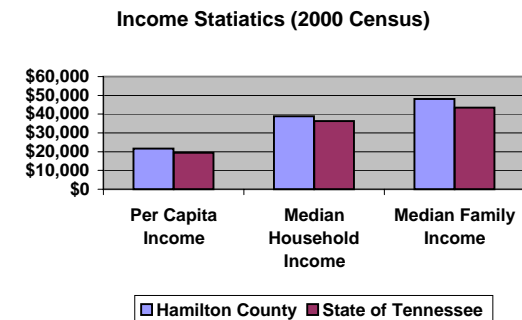
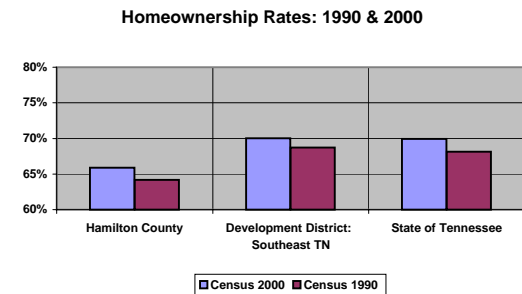


HOUSING UNITS GROWTH RATE



Population and Housing Market Profiles: Hamilton County

	Hamilton County	Development District: Southeast TN	State of Tennessee
HOMEOWNERSHIP RATES			
<i>Census 2000</i>	65.9%	70.0%	69.9%
<i>Census 1990</i>	64.2%	68.7%	68.1%
MINORITY HOMEOWNERSHIP RATES			
African American			
<i>Census 2000</i>	43.8%	45.1%	50.5%
<i>Census 1990</i>	40.7%	42.6%	47.3%
Asian & Pacific Islander			
<i>Census 2000</i>	55.8%	54.7%	50.3%
<i>Census 1990</i>	57.2%	56.8%	45.1%
Hispanic			
<i>Census 2000</i>	38.0%	39.1%	35.8%
<i>Census 1990</i>	47.4%	48.7%	48.6%
1999 Income (2000 Census)			
<i>Per Capita Income</i>	\$21,593	\$12,039 to \$21,593	\$19,393
<i>Median Household Income</i>	\$38,930	\$22,959 to \$38,930	\$36,360
<i>Median Family Income</i>	\$48,037	\$27,691 to \$48,037	\$43,517
Income Growth during the 1990s			
<i>Per Capita Income</i>	59%	N/A	58%
<i>Median Household Income</i>	47%	N/A	47%
<i>Median Family Income</i>	49%	N/A	47%
Poverty Status in 2000			
<i>Persons below Poverty Level</i>	36,308	73,225	746,789
<i>Families below Poverty Level</i>	7,737	16,229	160,717
<i>% of Persons below Poverty Level</i>	12.1%	13.3%	13.5%



Population and Housing Market Profiles: Hamilton County

	Hamilton County	Development District: Southeast TN	State of Tennessee
Home Values & Owner Cost Burden			
<i>2000 median home value</i>	\$94,700	\$52,300 to \$94,700	\$93,000
<i>1990-2000 increase in home value</i>	53.5%	N/A	60.3%
<i>Owner-cost Over 30 percent of income</i>	17.5%	18.1%	19.9%
<i>Owner-cost Over 35 percent of income</i>	13.0%	13.6%	14.5%
Gross Rent & Rent Burden			
<i>2000 median Gross Rent</i>	\$510	\$339 to \$510	\$505
<i>1990-2000 increase in Gross Rent</i>	36.7%	N/A	41.5%
<i>Gross Rent Over 30 percent of income</i>	36.9%	36.3%	37.9%
<i>Gross Rent Over 35 percent of income</i>	29.8%	29.3%	30.2%
Units with Other Housing Problems			
<i>Lacking complete plumbing facilities</i>	588	1,438	14,340
<i>Lacking complete kitchen facilities</i>	872	1,528	13,324
<i>Over crowding (over 1 person per room)</i>	2,716	4,898	61,191
House Heating Fuel Used in 2000			
<i>Electricity</i>	59.3%	57.9%	52.1%
<i>Utility Gas</i>	33.7%	28.4%	36.0%
<i>Bottled or LP Gas</i>	4.1%	8.9%	7.2%
Recent Movers (2000 Census)			
<i>Moved into the unit in 1999 or later</i>	20.1%	19.2%	20.7%
<i>Moved into the unit in 1995 or later</i>	47.4%	46.6%	49.6%
<i>Moved into the unit in 1990 or later</i>	63.1%	62.5%	65.7%
Mobile Home Units (2000 Census)			
	6,016	28,557	268,876

